

**AN ORDINANCE AMENDING ARTICLE 14.2 OF THE WINCHESTER ZONING
ORDINANCE PERTAINING TO STANDARDS AND GUIDELINES AND
DEVELOPMENT INCENTIVES IN THE CORRIDOR ENHANCEMENT DISTRICT**

TA-07-03

Draft 1 – 5/8/07

(adopted by City Council 8/14/07; Ord. No. 2007-28)

*Ed. Note: The following text represents an excerpt of the Zoning Ordinance that are subject to change. Words that are **boldfaced and underlined** are proposed for enactment. Words that are shown with ~~strike through~~ are to be abolished. Existing ordinance language that is not included here is not implied to be repealed simply due to the fact that it is omitted from this excerpted text.*

14.2-7 BERRYVILLE AVENUE AND VALLEY AVENUE CORRIDORS

14.2-7.3d Drive-thru(s) ~~shall~~ **should** not be oriented toward a front or corner side yard, except as per Section 14.2-7.10b of this Ordinance. **Projects that fully comply with this guideline shall qualify for one (1) unit of Development Incentive as outlined in Section 14.2-12**

14.2-7.4 Main Structure

14.2-7.4a Primary roofs, as defined, ~~shall~~ **should** have a minimum pitch of 6:12, ~~except as per Section 14.2-7.10e of this Ordinance,~~ and should include features such as: gables, soffits, dormers, and/or cupolas. Long monotonous primary roof planes of more than forty six feet (46') in length along the front and corner side elevation, and sixty six feet (66') in length for non-corner side and rear elevations ~~shall~~ **should** be avoided. Said roof planes ~~shall~~ **should** be broken by a minimum of one other roof plane. The intervening roof plane(s) ~~shall~~ **should** be at a different angle and or pitch to the longer roof plane. ~~Deviations from these standards may be considered for dormers and/or other roof features that are in proportion to the structure and satisfy the intent of this requirement.~~ **Projects that fully comply with all of the above guidelines shall qualify for one (1) unit of Development Incentive as outlined in Section 14.2-12.**

14.2-7.4e To avoid excessive spans of solid walls or glass elevations, the Ratio Of Transparent To Opaque Treatment, as defined, for front and corner side elevations ~~shall~~ **should** be between 1:1 and 1:23 or vice versa, ~~except as per Section 14.2-7.10d of this Ordinance.~~ The ratio of transparent to opaque treatment for non-corner side elevations should be between 1:1 and 1:45 or vice versa. This shall be interpreted to facilitate the distribution of transparent and opaque wall area across the surface of the building exterior. False windows and fake shuttered openings may be accepted on a limited basis. **Projects that fully comply with all of the above guidelines shall qualify for one (1) unit of Development Incentive as outlined in Section 14.2-12.**

14.2-7.4i Mechanical equipment shall be placed in the **non-corner side or** rear yard or rear roof elevation. **Exceptions may be administratively approved for equipment in front or corner side yards when fully screened from street view.**

14.2-7.8c Existing limestone freestanding or retaining walls shall ~~shall~~ **should** be preserved. **Projects that fully comply with the above guideline shall qualify for one (1) unit of Development Incentive as outlined in Section 14.2-12.**

14.2-7.10 Conditional Uses

Deviation from the standards contained in Sections 14.2-7.1a, ~~14.2-7.3d~~, ~~14.2-7.4a~~, and/or ~~14.2-7.4e~~, may be appropriate to consider based on a site's location and/or creative design that otherwise fulfills the intent of the Corridor Enhancement (CE) District.

14.2-7.10a Structure more than eighty five feet (85') from public right-of-way.

~~14.2-7.10b Drive thru stations oriented toward a front or corner side yard.~~

~~14.2-7.10c Primary roof pitch less than 6:12.~~

~~14.2-7.10d Excessive spans of solid walls or glass elevations, exceeding the ratio of 1:2 for front and corner side elevations. Elevation(s) completely deficient in transparent wall area should include at least some false doors, windows, or treatments that imply the presence of doors or windows.~~

14.2-10 RESERVED

14.2-11 RESERVED

14.2-12 CE DEVELOPMENT INCENTIVES

14.2-12.1 For new projects in which the developer chooses to incorporate certain Corridor Enhancement design guidelines, Development Incentives (D.I.) are offered in return. Where applicable, the D.I. are enumerated within the preceding sections of this Ordinance. Incentives are offered in D.I. units and may be applied to the following incentive areas:

14.2-12.2 Reduction of Required Parking - For each unit of Development Incentive, a three percent (3%) reduction of the total amount of required off-street parking shall be provided.

14.2-12.3 Residential Density - For mixed use projects that include at least thirty five percent (35%) of the total floor area in commercial use, each unit of Development Incentive shall provide a three percent (3%) increase in residential dwelling density.